

Recording requested by:

009396

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AT 8:00 O'CLOCK

And when recorded, mail to:

JAN 10 1996

City of Riverside  
Public Works Department  
3900 Main Street  
Riverside, California 92522

Recorded in Official Records  
of Riverside County, California  
Recorder 27  
Page 5

FOR RECORDER'S OFFICE USE ONLY

Project: PW-002-934 N'WLY terminus  
of Buchanan St.  
A.P.N. 139-190-015, 012  
& 139-200-006

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

27  
17.2  
17.4  
17.6

Property Owner(s): LAURA M. LIPARI, Trustee of the Laura M. Lipari 1994 Living Trust under declaration of Trust dated June 21, 1994, as to an undivided one-half interest, and THOMAS A. LIPARI, MYRIAM F. MAYSHARK and VIVIAN A. WRIGHT, Successor Trustees of the estate of Felice Lipari, deceased, as to an undivided one-half interest.

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on December 9, 1993, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said Exhibit "A" thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

Dated:

By J. Craig Aaron  
J. CRAIG AARON  
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Riverside } ss

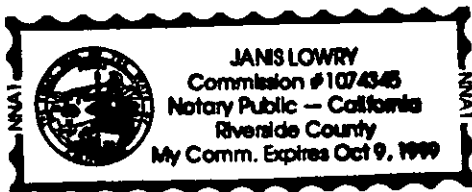
On December 7, 1995, before me JANIS LOWRY  
(date) (name)

a Notary Public in and for said State, personally appeared

J. CRAIG AARON

Name(s) of Signer(s)

☒ personally known to me - OR - ☐ ~~proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.~~



WITNESS my hand and official seal.

Janis Lowry  
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
( ) Individual(s)  
( ) Trustee(s)  
(X) Other

PRINCIPAL PLANNER

- ( ) Partner(s)  
( ) General  
( ) Limited

The party(ies) executing this document is/are representing:

CITY OF RIVERSIDE

LEGAL DESCRIPTION  
PARCEL 1

That portion of the Rancho La Sierra, lying within Sections 16 and 21, Township 3 South, Range 6 West, San Bernardino Meridian, as shown on plat of the Rancho El Sobrante De San Jacinto, filed in Book 1, Page 8, of Maps, Records of the County of San Bernardino, State of California, described as follows:

BEGINNING at the intersection of the centerline of Buchanan Street and the southerly Rancho said line of Rancho La Sierra, as shown on Record of Survey Map on file in Record of Survey Book 72, Pages 1 through 15, and also shown on Record of Survey Map on file in Record of Survey Book 76, Page 12, both inclusive of Records of the County of Riverside, California;

Thence northwesterly along the northwesterly prolongation of said centerline of Buchanan Street, North  $33^{\circ}37'36''$  West, a distance of 208.79 feet to the beginning of a curve concave southwesterly, and having a radius of 57.00 feet;

Thence northwesterly along said curve, through a central angle of  $52^{\circ}48'00''$ , an arc distance of 52.53 feet;

Thence North  $86^{\circ}25'36''$  West, a distance of 84.16 feet to the beginning of a curve, concave to the south and having a radius of 500.00 feet;

Thence westerly along said curve, through a central angle of  $24^{\circ}13'00''$ , an arc distance of 211.33 feet;

Thence South  $69^{\circ}21'24''$  West, a distance of 80.59 feet to the beginning of a curve, concave northerly and having a radius of 500.00 feet;

Thence westerly along said curve, through a central angle of  $02^{\circ}48'46''$ , an arc distance of 24.55 feet;

Thence westerly, parallel with said southerly line of said Rancho La Sierra, South  $72^{\circ}10'10''$  West, a distance of 437.24 feet to the east line of the West one-half of the Northeast Quarter of said Section 21;

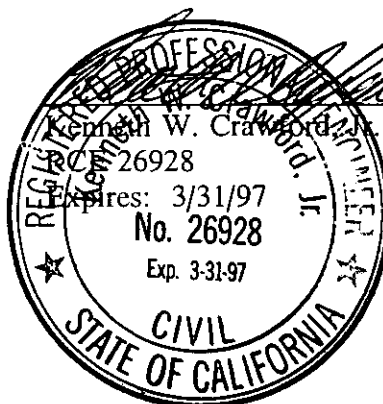
Thence northerly along said east line of the west one-half of the Northeast Quarter of Section 21, South  $00^{\circ}38'50''$  East, a distance of 312.44 feet, to said southerly Rancho line of Rancho La Sierra;

Thence easterly along said southerly Rancho line, North 72° 10' 10" East, a distance of 1,010.83 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM, that portion lying within that certain Parcel of land described in Deed to the County of Riverside by Document Recorded July 3, 1956, in Book 1937, Page 429, et seq., of Official Records of said Riverside County.

Subject to: Covenants, conditions, restrictions, reservations, easements and rights-of-way of record, if any.

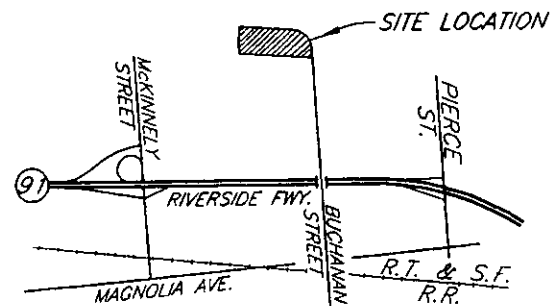
KWC\HAL\kf  
November 22, 1995  
J.N. 93.361.1.04



DESCRIPTION APPROVAL 12/7/95  
Amel S. P. by Kep  
SURVEYOR, CITY OF RIVERSIDE

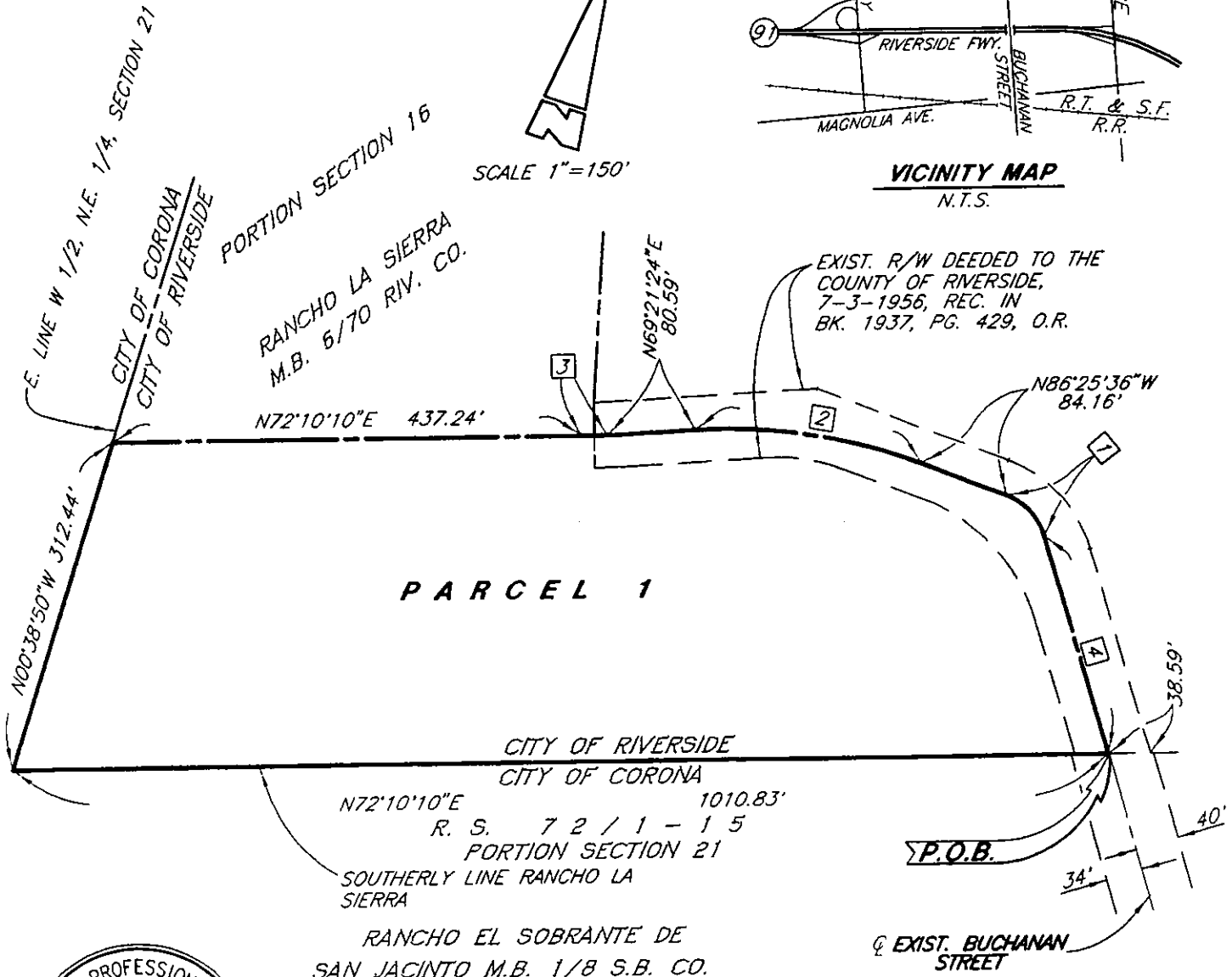


SCALE 1"=150'



VICINITY MAP

N.T.S.



KENNETH W. CRAWFORD, JR. DATE  
R.C.E. 26928 EXP. 3-31-97

CURVE/LINE DATA TABLE

Δ	DELTA/BRG.	RADIUS	LENGTH	TANGENT
1	52°48'00"	57.00'	52.53'	28.30'
2	24°13'00"	500.00'	211.33'	107.27'
3	02°48'46"	500.00'	24.55'	12.28'
4	N33°37'36"W	-	208.79'	-

**KWC**  
ENGINEERS, INC.

CIVIL ENGINEERS, PLANNERS AND CONSTRUCTION CONSULTANTS  
1269 W. POMONA ROAD, SUITE 104 CORONA, CA. 91720 909 / 734-2130

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: 1" = 150'

DRAWN BY: HANK

DATE: 10/95

J.N. 93.361.1.04

SUBJECT: LOT LINE ADJUSTMENT  
NO. ---

PW-2-934  
H:\93\361\EXHB\PCL1EXHB.DWG

## EXHIBIT "A"

LEGAL DESCRIPTION  
PARCEL 2

That portion of the Rancho La Sierra, lying within Sections 16 and 21, Township 3 South, Range 6 West, San Bernardino Meridian, as shown on plat of the Rancho El Sobrante De San Jacinto, in Book 1, Page 8 of Maps, Records of the County of San Bernardino, State of California, described as follows:

COMMENCING at a point at the intersection of the centerline of Buchanan Street and the southerly Rancho line of said Rancho La Sierra, shown on plat on file in Record of Survey Book 72, Pages 1 through 15, and also shown on plat on file in Record of Survey Book 76, Page 12, both inclusive of Records of the County of Riverside, California;

Thence South  $72^{\circ} 10' 10''$  West, along said southerly Rancho line, a distance of 1,010.83 feet to the east line of the west one-half of the northeast quarter of said Section 21;

Thence North  $00^{\circ} 38' 50''$  West, along said east line, a distance of 312.44 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said east line and along the east line of the west one-half of the southeast quarter of said Section 16, North  $00^{\circ} 38' 50''$  West, a distance of 2,030.04 feet to the northerly line of Parcel 2 of that certain parcel of land deeded to Felice Lipari and Laura Lipari per grant deed recorded April 19, 1950, Book 1165, Pages 316 through 320 of Official Records in the County of Riverside;

Thence easterly along said northerly line, North  $89^{\circ} 38' 54''$  East, (North  $89^{\circ} 45'$  East per said Grant Deed), a distance of 376.88 feet, to the northeast corner of said Parcel 2;

Thence South  $38^{\circ} 31' 09''$  West, a distance of 4.22 feet, (South  $38^{\circ} 37' 15''$ , 4.27 feet per said Grant Deed);

Thence South  $22^{\circ} 06' 09''$  West, a distance of 159.02 feet, (South  $22^{\circ} 40' 15''$  West, 158.90 feet per said Grant Deed);

Thence South  $14^{\circ} 17' 30''$  East, a distance of 206.53 feet, (South  $13^{\circ} 42'$  East, 206.50 feet per said Grant Deed);

Thence South  $38^{\circ} 15' 45''$  East, a distance of 334.45 feet, (South  $37^{\circ} 40'$  East, 334.40 feet per said Grant Deed);

Thence South  $01^{\circ} 10' 49''$  East, a distance of 298.12 feet, (South  $00^{\circ} 34' 15''$  East, 298.12 feet per said Grant Deed);

Thence South  $16^{\circ} 07' 33''$  West, a distance of 90.61 feet, (South  $16^{\circ} 42' 15''$  West, 90.63 feet per said Grant Deed);

Thence South  $45^{\circ} 10' 48''$  West, a distance of 369.39 feet, (South  $45^{\circ} 47'$  West, 369.32 feet per said Grant Deed);

Thence South  $13^{\circ} 54' 59''$  East, a distance of 376.74 feet, (South  $12^{\circ} 09' 40''$  East, 378.00 feet per said Grant Deed) to the most westerly corner of land deeded to Mathias A. Emde, et al., per deed recorded October 8, 1946, in Book 797, Page 138 of Official Records, County of Riverside, the preceding 8 courses being along the easterly boundary of said Parcel 2;

Thence along the southwesterly line of said last mentioned deeded land, South  $13^{\circ} 41' 44''$  East, a distance of 248.80 feet, (South  $14^{\circ} 00'$  East, 248.55 feet per deeded land) to the most westerly corner of Buchanan Street, as described in deed to the County of Riverside by document recorded July 3, 1956, in Book 1937, Page 429, et. seq., of Official Records of said Riverside County;

Thence southerly along the westerly line of said Buchanan Street, South  $20^{\circ} 38' 36''$  East, a distance of 29.87 feet, to a point on the centerline of said Buchanan Street, said point being on a curve concave northwesterly having a radius of 500.00 feet, a radial line at said point bears South  $19^{\circ} 19' 15''$  East;

Thence southwesterly along said curve through a central angle of  $01^{\circ} 29' 25''$ , an arc distance of 13.01 feet;

Thence South  $72^{\circ} 10' 10''$  West, parallel with the southerly line of said Rancho La Sierra, a distance of 437.24 feet to the TRUE POINT OF BEGINNING.

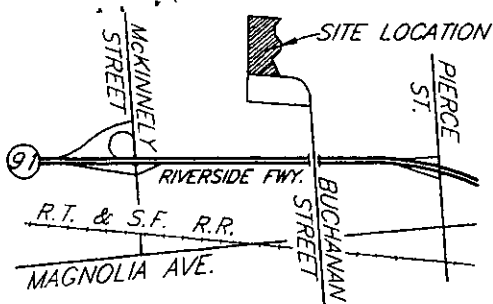
Subject to: Covenants, conditions, restrictions, reservations, easements and rights-of-way of record, if any.

KWC\HAL\kf  
November 22, 1995  
J.N. 93.361.1.04

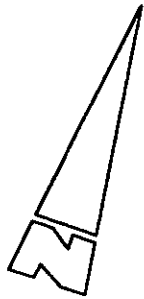
DESCRIPTION APPROVAL 12/17/95  
*mls. B. Kap*  
SURVEYOR, CITY OF RIVERSIDE

*Kenneth W. Crawford, Jr.*  
Kenneth W. Crawford, Jr.  
RCE 26928  
Expires: 3/31/97

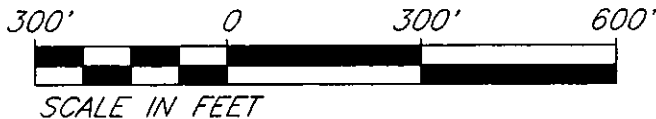


**EXHIBIT "A"**

N'LY. LINE OF PROPERTY  
DEEDED TO FELICE LAPARI,  
04-19-1950, REC. IN BK.  
1165, PGS. 316-320, O.R.



SCALE 1"=300'

**CURVE/LINE DATA TABLE**

Δ	DELTA/BRG.	RADIUS	LENGTH	TANGENT
1	N38°31'09"E	—	4.22'	—
2	N20°38'36"W	—	29.87'	—
3	01°29'25"	500.00'	13.01'	6.50'



KENNETH W. CRAWFORD, JR. DATE  
R.C.E. 26928 EXP. 3-31-97

SOUTHERLY LINE  
RANCHO LA SIERRA

RANCHO EL SOBRANTE DE SAN JACINTO M.B. 1/8 S.B. CO.

**KWC** ENGINEERS, INC.  
CIVIL ENGINEERS, PLANNERS AND CONSTRUCTION CONSULTANTS  
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SHEET 1 OF 1

SCALE: 1"= 150'

DRAWN BY: HANK

DATE: 10/95

J.N. 93.361.1.04

SUBJECT: (P.W.-2-934)